

FARMINGTON CITY PLANNING COMMISSION

Thursday, July 11, 2002

PLANNING COMMISSION REGULAR SESSION

Present: Chairman Linda Hoffman and Commissioners Bart Hill, Larry Jensen, and Sid Young, City Planner David Petersen, and Deputy Recorder Jeane Chipman. Commissioners Kent Forsgren, Cory Ritz, and Cindy Roybal were excused.

Chairman Hoffman called the meeting to order at 7:00 P.M. **David Petersen** offered the invocation.

APPROVAL OF MINUTES

Larry Jensen *MOVED* that consideration of the minutes of the June 13, 2002, Planning Commission Meeting be postponed until a quorum who had been in attendance on the 13th could be present to review them. **Sid Young** seconded the motion. The Commission voted unanimously in favor.

Minutes of the June 24, 2002, meeting were considered. **Larry Jensen** *MOVED* to approve the minutes. **Bart Hill** seconded the motion, which passed by unanimous vote.

FARMINGTON BAY ENTERPRISES REQUEST FOR PRELIMINARY PLAT APPROVAL FOR THE FARMINGTON BAY BUSINESS PARK I SUBDIVISION CONSISTING OF 1 LOT AND 2 PARCELS COVERING 14.18 ACRES LOCATED AT APPROXIMATELY 1200 SOUTH 650 WEST IN AN LM&B ZONE (S-1-02) (Agenda Item #2)

Background Information:

Following the recommendation of the Planning Commission, the City Council granted schematic plan approval for the proposed subdivision on June 5, 2002. (See enclosed minutes.) The preliminary plat shows extension of the water line and provides a grading and drainage plan. It appears preliminary runoff calculations have been provided to the City Engineer. Several pipeline easements traverse the west side of the Pack property. This area provides ample room for detention of storm water because buildings cannot be constructed over and across the easements. The preliminary plat shows an earth berm and detention area in the southwest corner of the subdivision on Parcel B with an outlet control structure graded to drain to an existing ditch along the Denver & Rio Grande right-of-way.

The 80 foot wide road cross section proposed by the applicant does not precisely meet the road cross section standards outlined in the Master Transportation Plan prepared in 1998. The

applicants propose a drainage swell in place of the 11.5 foot wide side treatment area where the master plan cross sections call for a 6 ½ foot park strip and a 5 foot sidewalk or an 11.5 foot multi-use trail. Nevertheless, the applicants have met on site with the City Engineer and City Planner to discuss the drainage in the area and a drainage swell was recommended as a means of conveying water from the rest of the acreage owned by the Pack property as it develops. However, the drainage swell was to be located on the east side of the street. Furthermore, an amendment to the General Plan enacted in the 1996 suggests that an equestrian trail should go on the west side of 650 West and a sidewalk on the east side. Road cross-section issues will be discussed at a staff meeting on Wednesday, July 10, and results of the staff meeting will be reported to the Planning Commission.

Upon initial inspection of the Davis County flood maps, it appears that the area encompassed by the subdivision is not included in the 100-year flood plain as identified by FEMA. However, the traditional flood level of the lake as identified by the County should be identified and any buildings approved for the subdivision should be built at or above this line.

END OF PACKET MATERIAL.

Mr. Petersen explained the background information for the Commission. Farmington's Fire Chief had concerns regarding fire code requirements. Those issues are being considered by the developer at this time.

Mr. Petersen said the drainage on the property could be handled on site. The developer had ample room for a detention basin and because of the slope of the land, run off could be directed to current drainage systems. Mr. Petersen felt the plan would meet City criteria.

The City Planner reviewed the street cross section suggested for west Farmington projects. Most major north/south streets have sidewalk on the east side and the west side allows for equestrian use. However, because the City has asked the developer to provide a drainage swale and because Centerville City's planned trail projects would match better if there was a variance through the developer's property, Mr. Petersen suggested that the sidewalk plan be altered to have the sidewalk on the west side.

Mr. Petersen explained that there was a degree of uncertainty regarding the flood plain elevations in the area. Neither FEMA nor the Army Corp of Engineers' maps matched. Mr. Petersen felt it would be wise to make sure that construction elevation should be double checked to protect the facility.

Chairman Hoffman asked if west Farmington residents had been consulted about the deviation from the recommendations outlined in the General Plan for sidewalk and equestrian routes. Be consensus, the Commission asked that the City Planner invite west Farmington residents to an informal meeting to discuss the plan and gather input. He will report his findings during the next Planning Commission meeting.

Mr. Petersen reported that ordinances state residents must front a fully improved road which has been interpreted to mean the road must be paved with curb, gutter and sidewalk on the development side and curb and gutter on the other side. Several options exist to have the developer complete the requirement including an extension agreement and a development agreement. The developer commented that he would rather enter into a development agreement with the City Council.

Sid Young *MOVED* that the Planning Commission grant preliminary plat approval for the Farmington Bay Business Park I Subdivision located at approximately 1200 South 650 West subject to all applicable Farmington City standards and ordinances and the following conditions:

1. Final improvement drawings, including the grading and drainage plan, shall be reviewed and approved by the City Engineer, Public Works Department, Fire Department, Central Davis County Sewer District, and the Weber Basin Water Conservancy District.
2. The applicant shall prepare and submit a soils report for review by the City.
3. The 80-foot road cross section shall be approved with a sidewalk on the west side and a drainage detention basin (or drainage swell) on the east side, pending the outcome of an informal meeting with key west Farmington residents regarding the deviation from the General Plan.
4. The historic flood plain elevation line, as identified by Davis County Flood Control, shall be shown on the site plan. No finished floor building space shall be constructed below this elevation line. And the applicant shall obtain any necessary flood control permits from the Davis county Engineer.
5. The developer shall enter into a development agreement with the City regarding the road improvements.

Bart Hill seconded the motion, which passed by unanimous vote.

Reasons for the motion included:

1. The facility will provide storage for the Farmington area. Plans for Legacy highway had eliminated previous facilities.
2. The use was consistent with development in the area.
3. The developer will comply with flood plain elevations required by Davis County.
4. The drainage plan is appropriate for the area and will not impact neighbors.
5. Plans for the development consider trails systems connecting both Farmington

6. The development meets the City's ordinance requirements and General Plan for the area.

FARMINGTON BAY ENTERPRISES REQUEST FOR CONDITIONAL USE AND SITE PLAN APPROVAL TO DEVELOP A SELF STORAGE BUSINESS, INCLUDING AN ACCESSORY LIVING QUARTERS, ON APPROXIMATELY 3 ACRES AT ABOUT 1200 SOUTH 650 WEST IN AN LM&B ZONE (C-7-02) (Agenda Item #3)

Background Information:

On May 23, 2002, the Planning Commission tabled conditional use approval of this application in order to allow time for City staff and the Planning Commission to review culinary water plans, grading and drainage plans (including preliminary runoff calculations) a proposed street cross section and other engineering and site plan requirements related to the project. These items are discussed in more detail in the staff report for the Farmington Bay Business Park I preliminary plat approval request dated July 11, 2002, (see previous agenda item).

The applicant proposes to have a decorative vinyl fence at appropriate places on the east side of the project. On the north side of the project the applicant proposes a chain link fence with slats. On the west side of the project abutting a railroad track right-of-way, the applicant proposes a chain link fence without slats. Any effort to screen this area from property to the west will be very difficult because the elevation of the railroad track is higher than the elevation at the top of the fence. The applicant is also proposing a chain link fence without slats on the west side of the project because an expansion of the storage rental unit concept onto the western vacant property will be proposed by the applicant in the near future. Examples of the type of fencing proposed by the applicant will be presented at the Planning Commission meeting.

END OF PACKET MATERIAL.

Mr. Petersen reviewed plans for fencing. Part of the fence will be vinyl decorative fencing except next to the railroad, which is higher than 8 feet, and on the south side, where the developer plans to expand the facility. The vinyl fence will be placed between the block walls of the buildings.

Mr. Jensen stated the location permitted the use of the chain link because there were no real close residential neighbors. He cautioned the developer, however, to choose the vinyl fence with care. A white, glossy fence could detract from the attractive buildings planned.

Mr. Pack said he had been looking for a fence that will stand up to 100 mph winds and will be consistent with the rest of the building.

Mr. Young remarked that the pipeline easement needed special attention. There are

specific restrictions regarding “wheel loading” (weight of vehicle permitted to travel over pipelines). If the Packs are planning to store recreational or other vehicles over the easement, they will need to know the weight prohibitions.

Larry Jensen *MOVED* that the Planning Commission grant conditional use and site plan approval to develop a self-storage business, including accessory living quarters, at approximately 1200 South 650 West subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. Improvement drawings, including the grading and drainage plan for the site, shall be reviewed and approved by the City Engineer, Public Works Department, Fire Department, Central Davis County Sewer District, and the Weber Basin Water Conservancy District.
2. A final landscaping plan meeting Farmington City Standards shall be reviewed and approved by City staff.
3. Lighting for the project shall be directed inward and shall not reflect onto neighboring properties.
4. Fencing shall be planned, designed, and placed in a manner acceptable to the City Planning Department.
5. The site plan will comply with all conditions of preliminary plat and final plat approval.
6. The historic flood plain elevation line, as identified by Davis County Flood Control, shall be shown on the site plan. No finished floor building space shall be constructed below this elevation line.
7. The developer shall comply with weight restrictions over the pipeline easement.

Sid Young seconded the motion, which passed by unanimous vote.

Reasons for the motion include those listed for preliminary plat approval and the following:

1. The motion meets with the needs of the site.
2. The site plan design is excellent and complies with all City requirements to date.

BUTLER & EVANS ARCHITECTS REQUEST FOR AN EXTENSION OF TIME FOR A CONDITIONAL USE AND SITE PLAN APPROVAL PREVIOUSLY GRANTED BY THE

PLANNING COMMISSION TO CONSTRUCT A MEETINGHOUSE FOR THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS LOCATED ON 3.02 ACRES AT 14 S. BONANZA (APPROXIMATELY 1700 WEST) IN AN AE ZONE (C-8-01) (Agenda Item #4)

Background Information:

This application was approved by the Planning Commission on June 28, 2001, and reconsidered again to modify one of the conditions of approval on July 26, 2001. The LDS Church would like to delay construction of this meetinghouse several months, but the conditional use approval for this application is set to expire on July 26, 2002. Section 11-8-111(2) off the Zoning Ordinance states:

“If the conditional use permit is to expire pursuant to (1) of this section, a request for extension may be filed with the Planning Department not less than thirty (30) days prior to the expiration date. The original conditional use approval shall remain valid until the request for extension is acted upon by the Planning Commission. Failure to request the extension in a timely manner shall cause a conditional use permit to expire without further notice. A new conditional use application shall be requested prior to any reinstatement of the use.”

END OF PACKET MATERIAL.

Mr. Petersen briefly explained the request by Butler & Evans Architects for an extension of time regarding conditional use and site plan previously approved.

Larry Jensen *MOVED* that the Planning Commission extend the expiration date for application C-8-01 to July 26, 2003 as requested by the applicant. **Bart Hill** seconded the motion, which passed by unanimous vote.

Reasons for the action included:

1. With the substantial growth in west Farmington, there will be a great need for the church building.
2. The Planning Commission, the applicant, and City staff worked through at least two Planning Commission meetings to establish the conditions Extending the time limit would eliminate duplicating the work already done.
3. The application was within the “month” deadline restriction.

CITY COUNCIL REPORT AND MISCELLANEOUS

The following items were discussed as miscellaneous business:

- ↯ Gifts given to the Planning Commission by owners of the recent Kmart car sales business were returned.
- ↯ There will be training sessions for the Planning Commission starting in September. If Commissioners are interested, the City will pay the workshop fee. Commissioners should contact the City Offices if they plan to attend.
- ↯ The new City Shop/Leisure Services building is completed. A open house was conducted July 10th.
- ↯ The Planning Commission will tour south Farmington beginning at 6:00 P.M. on July 25, prior to the regular meeting. Dinner will be provided.
- ↯ Both the cemetery and the school grounds are starting to look in poor condition. Watering practices need to be improved.
- ↯ Linda Hoffman mentioned the condition of trees along the City's creek beds. The creeks are turned off after the initial spring run off which means the trees are not getting the water they need. The trees could create a fire and safety hazard. Ms. Hoffman suggested the creeks be allow to flow at least once a month during the summer to provide needed water for the trees.
- ↯ Parking near the City's library needs to be reviewed.

Mr. Petersen reported the City Council meeting held July 10, 2002, including the following:

- ↯ The City Council held a public hearing regarding a rate increase for culinary water. They approved the raise.
- ↯ The Council approved the sale of the cannon. A replica will be requested to display in place of the original.
- ↯ The Council approved the request by David Griffin to extend Shire Lane into his new development.
- ↯ The historic Whittaker red barn near the justice complex was discussed. The Council decided they would like to preserve the barn. It is near the trail system in the area. Negotiation with the Davis County officials is underway.
- ↯ The Council discussed on-going negotiations with UDOT about providing a needed off ramp to the City in the Shepard Lane/Burke Lane area. Mr. Petersen

explained the need for the access and the impact it will have on commercial development and the tax base.

- ▮ There will be a public open house regarding the U.S. 89 improvements on Thursday, July 18, starting at 5:00 P.M. More information will be forth-coming.

ADJOURNMENT

Larry Jensen *MOVED* to adjourn at 8:40 P.M. **Sid Young** seconded the motion, which passed by unanimous vote.

Linda Hoffman, Chairman
Farmington City Planning Commission